



Portage Crescent | Halton | LS15 0EA

£325,000

Three Bedroom Extended Dormer Bungalow | Council Tax Band C | EPC Rating

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THREE DOUBLE BEDROOM EXTENDED DORMER BUNGALOW * OPEN PLAN SPACIOUS KITCHEN/DINER WITH BI-FOLD DOORS TO GARDEN * MASTER BEDROOM WITH EN SUITE

This extended three double bedroom semi-detached bungalow, located in a sought-after residential area of Leeds, offering comfortable living in good condition with practical space inside and out.

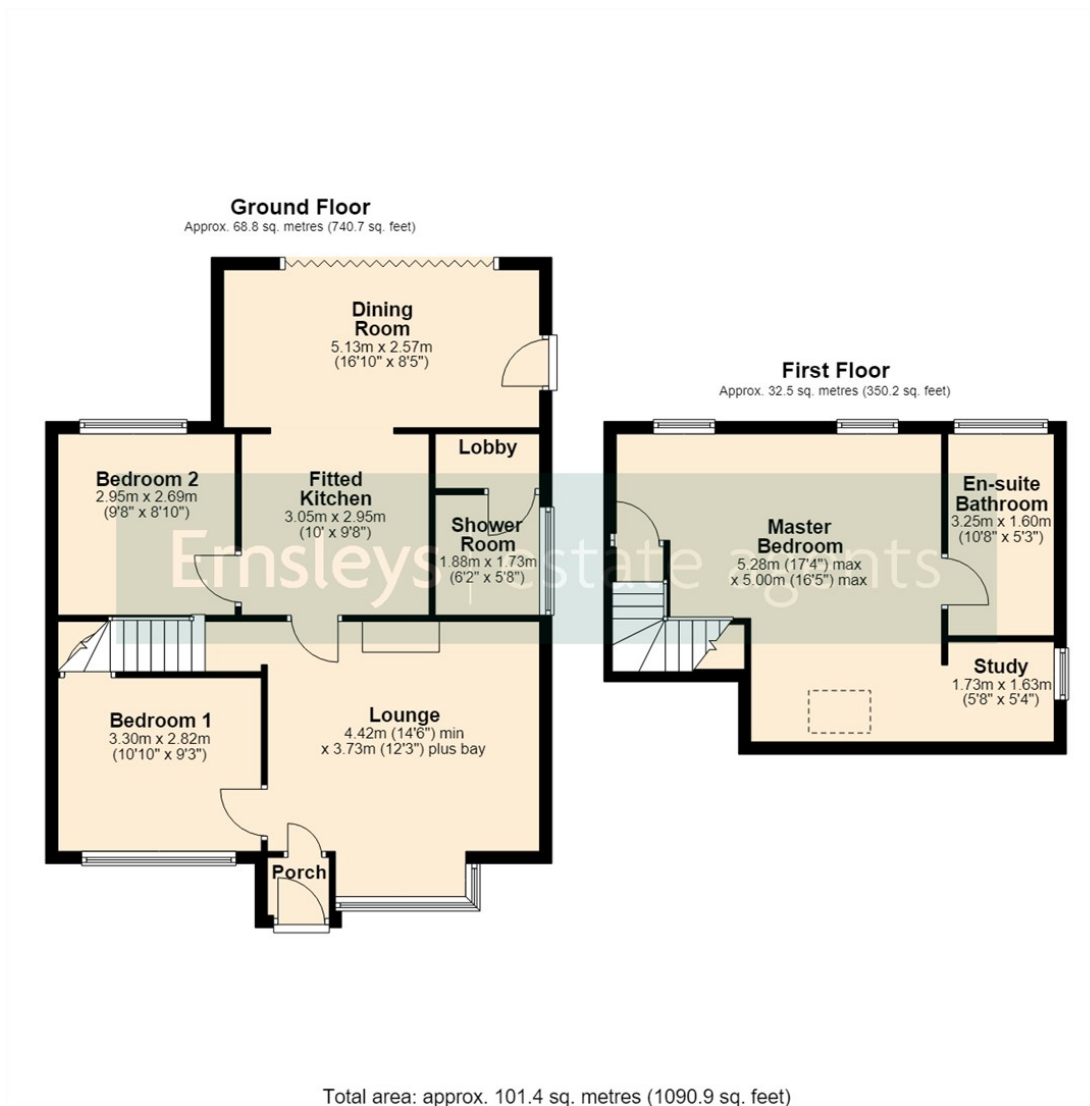
At the heart of the home is an open-plan kitchen with dining space, benefiting from natural light, integrated appliances and bi-fold doors opening directly onto the garden, creating a straightforward indoor–outdoor connection perfecting for entertaining. The separate lounge features a box bay window and a fireplace, providing a defined space for relaxing or entertaining.

There are three double bedrooms. The master bedroom is a double dormer room with its own en-suite bathroom, featuring a freestanding bath, adding an extra level of privacy and convenience. A ground floor shower room serves the ground floor. Outside, the property includes a private garden with lawn and paved area, along parking for three cars and a single garage with electrics.

Located in east Leeds, the bungalow is well placed for local amenities including shops, supermarkets and services in and around the Colton and Halton areas, as well as the retail and leisure facilities at Colton Retail Park and The Springs at Thorpe Park. Nearby green spaces and local parks provide places for walks and outdoor time.

For commuters, Cross Gates railway station is within easy reach, offering services towards Leeds city centre in around 10 minutes, and onward connections to York and other destinations. Road links are convenient, with access to the A64 and M1 placing wider West Yorkshire and beyond within practical driving distance. The property has an EPC rating of D and falls within Council Tax Band C.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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